

**VICINITY MAP:**



# FINAL PLAT

## AMENDING SHOPS AT 685, PHASE 1

LOCATED IN THE T.G. STUART SURVEY, ABSTRACT NO. 689  
CITY OF PFLUGERVILLE, COUNTY OF TRAVIS, STATE OF TEXAS

**GENERAL NOTES:**

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE.
2. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
3. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
4. NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT.
5. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR INSPECTION, OPERATION, AND MAINTENANCE.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
7. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN GUIDELINES.
8. THE WATER AND WASTEWATER SERVICE ARE TO BE PROVIDED BY THE CITY OF PFLUGERVILLE.
9. THE PUBLIC WATER EASEMENT SHALL BE USED FOR PUBLIC WATER UTILITY PURPOSES, INCLUDING PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, AND OPERATION OF A WATER UTILITY FACILITIES, AND RELATED APPURTENANCES, OR MAKING CONNECTIONS THERETO. THE EASEMENT SHALL ALSO BE USED FOR THE PURPOSE OF PROVIDING ACCESS FOR THE OPERATION, REPAIR, MAINTENANCE, REPLACEMENT AND EXPANSION OF THE WATER UTILITY FACILITIES. PROPERTY OWNER SHALL HAVE THE RIGHT TO ACCESS THE UTILITY FACILITIES, PROVIDED SUCH ACCESS COMPLIES WITH THE CITY OF PFLUGERVILLE SUBDIVISION AND/OR SITE PLAN APPLICATION PROCESS AND SHALL HAVE THE RIGHT TO USE THE SURFACE OF THE PROPERTY FOR ANY PURPOSE WHICH DOES NOT CONFLICT WITH THE SUBSURFACE USE, INCLUDING BUT NOT LIMITED TO LANDSCAPING, PARKING, DRIVEWAYS, SIGNAGE AND ROADWAYS BUT NOT BUILDINGS.
10. THE ASSESSED COMMUNITY IMPACT FEE RATES FOR WATER AND WASTEWATER SERVICE SHALL BE AT RATES ESTABLISHED IN THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10.

**TRAFFIC IMPACT ANALYSIS NOTE:**

A TRAFFIC IMPACT ANALYSIS FOR PHASE 1 WAS DEFERRED UNTIL TIME OF FUTURE DEVELOPMENT ASSOCIATED WITH THE PARENT TRACT. TRAFFIC ASSOCIATED WITH PHASE 1 SHALL BE INCLUDED IN THE ANALYSIS WHEN A TRAFFIC IMPACT ANALYSIS IS CREATED.

**PUBLIC IMPROVEMENT NOTE:**

A MINIMUM 6-FT SIDEWALK SHALL BE PROVIDED ALONG THE WEST SIDE FRONTAGE OF FM685, AND ALONG BOTH SIDES OF ALL PUBLIC STREETS AND INTERNAL PRIVATE DRIVEWAYS WITH THE CORRESPONDING PUBLIC INFRASTRUCTURE OR INDIVIDUAL SITE DEVELOPMENT, WHICHEVER OCCURS FIRST. FUTURE ROADWAYS AND UTILITIES OUTSIDE THE LIMITS OF PHASE 1 WILL BE REVIEWED WITH THE REVISION/AMENDMENT OF THE PRELIMINARY PLAN.

**TXDOT NOTE:**

NO ACCESS TO FM 685 SHALL BE PERMITTED UNTIL A TXDOT PERMIT HAS BEEN ISSUED AND EVIDENCE PROVIDED THAT THE TXDOT RIGHT OF WAY DEDICATION HAS BEEN ACCEPTED. ANY ADDITIONAL RIGHT OF WAY DEDICATION THAT MAY BE NEEDED MAY REQUIRE A REPLAT.

**BENCHMARK 1**

#4 REBAR STAKE WITH ILLEGIBLE YELLOW PLASTIC CAP FOUND AT THE SOUTHEAST CORNER OF STONE HILL TOWN CENTER BEING: (N 10142695.9328, E 3158359.5648, ELEV: 728.35') (NAVD88)

**BENCHMARK 2**

CENTER OF CITY OF PFLUGERVILLE SANITARY SEWER LID WEST OF PROPOSED DEVELOPMENT: (N 10143074.6346, E 3157168.0897, ELEV: 713.54') (NAVD 88)

**ABBREVIATIONS:**

- P.U.E.**  
PUBLIC UTILITY EASEMENT
- P.O.B.**  
POINT OF BEGINNING
- R.O.W.**  
RIGHT OF WAY

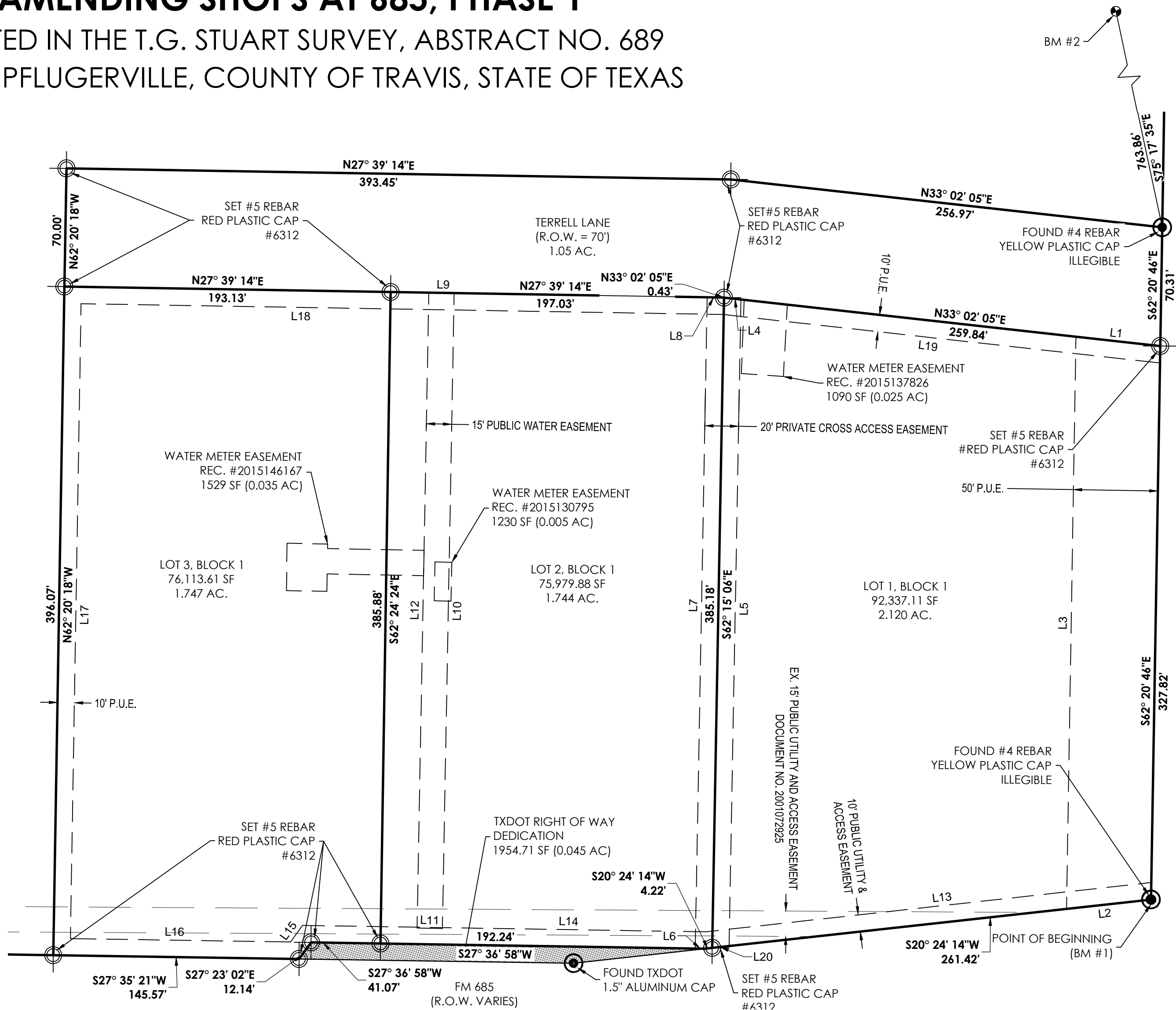
**CONTACTS**

**OWNER:**  
TODD WALLACE  
CSW PFLUGERVILLE, LLC  
2711 W. ANDERSON LANE, SUITE 200  
AUSTIN, TX 78757  
P: 512-368-7021  
E-MAIL:  
TWALLACE@CSWDEVELOPMENT.COM

**SURVEYOR:**  
EVSTUDIO CIVIL ENGINEERING  
KARL W. FRANKLIN, P.E.-R.P.L.S.  
1117 CHEROKEE ST. STE. 306  
DENVER, CO 80204  
P: 720-413-9671  
E-MAIL: KARL@EVSTUDIO.COM

**LEGEND**

- SET PIN
- FOUND PIN
- BENCHMARK
- TXDOT RIGHT OF WAY DEDICATION



**DESCRIPTION OF AMENDMENT:**

THE FOLLOWING CALLS ARE BEING AMENDED WITH THIS PLAT.

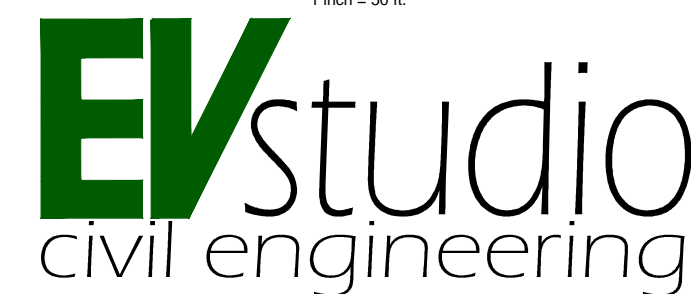
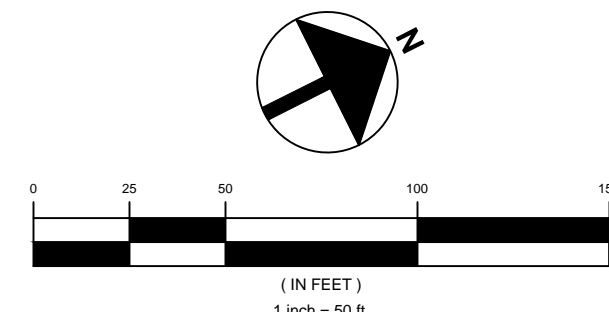
1. AMENDING S19°50'15"W, 246.40 FEET TO S20°24'14"W, 261.42 FEET
2. NEW BEARING AND DISTANCE ADDED, S20°24'14"W, 4.22 FEET
3. AMENDING S27°36'58"W, 252.71 FEET TO S27°36'58"W, 192.24 FEET
4. AMENDING S27°23'02"E, 18.06 FEET TO S27°23'02"E, 12.14 FEET
5. AMENDING S27°03'00"W, 142.18 FEET TO S27°35'21"W, 145.57 FEET
6. AMENDING N62°20'18"W, 402.20 FEET TO N62°20'18"W, 396.07 FEET
7. AMENDING N62°24'24"W, 385.87 FEET TO S62°24'24"E, 385.88 FEET
8. AMENDING N62°15'06"W, 385.71 FEET TO S62°15'06"E, 385.18 FEET
9. AMENDING S27°39'14"W, 133.72 FEET TO N27°39'14"E, 193.13 FEET
10. REMOVED REDUNDANT CALL S27°39'25"W, 59.41 FEET
11. AMENDED S27°39'53"W, 197.46 FEET TO N27°39'14"E, 197.03

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

Line Table		
Line #	Length	Direction
L1	50.22'	S33° 02' 05"W
L2	50.34'	S20° 24' 15"W
L3	338.88'	N62° 21' 23"W
L4	10.47'	S33° 02' 05"W
L5	382.96'	S62° 15' 06"E
L6	5.82'	S27° 36' 58"W
L7	385.72'	S62° 15' 06"E

Line Table		
Line #	Length	Direction
L8	9.57'	S27° 25' 40"W
L9	15.00'	S27° 40' 48"W
L10	376.38'	S62° 14' 35"E
L11	15.00'	N27° 43' 33"E
L12	376.36'	S62° 14' 36"E
L13	265.51'	S20° 22' 59"W
L14	238.66'	S27° 36' 47"W

Line Table		
Line #	Length	Direction
L15	12.14'	N27° 23' 02"W
L16	130.35'	S27° 35' 21"W
L17	376.00'	N62° 20' 16"W
L18	380.14'	S27° 39' 30"W
L19	260.30'	S33° 02' 14"W
L20	14.30'	S20° 24' 14"W



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SUBDIVISION  
PLAT  
**FP1.0**  
SHEET 1 OF 2

# FINAL PLAT

## AMENDING SHOPS AT 685, PHASE 1

LOCATED IN THE T.G. STUART SURVEY, ABSTRACT NO. 689  
CITY OF PFLUGERVILLE, COUNTY OF TRAVIS, STATE OF TEXAS

**OWNER'S DEDICATION STATEMENT**

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS:  
THAT CSW PFLUGERVILLE, LLC, BEING THE OWNER OF 6.682 ACRES OF LAND OUT OF THE T.G. STUART SURVEY NO. 1, ABSTRACT NO. 689 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN VOLUME 12483, PAGE 71, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 6.682 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS SHOPS AT 685, PHASE 1, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, AD

\_\_\_\_\_  
TODD WALLACE, MANAGING MEMBER  
CSW PFLUGERVILLE, LLC  
2711 W. ANDERSON LANE, SUITE 200, AUSTIN

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
NOTARY SIGNATURE AND DATE

**CITY CERTIFICATION**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

\_\_\_\_\_  
CHAIRMAN  
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

\_\_\_\_\_  
PLANNING DIRECTOR  
ATTEST:

\_\_\_\_\_  
CITY SECRETARY

**LEGAL DESCRIPTION:**

A TRACT OF LAND BEING A PORTION OF A 65.6722 ACRES OF LAND, MORE OR LESS, OUT OF THE T. G. STUART SURVEY, ABSTRACT NO. 689, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN PROPERTY CONVEYED IN DEED RECORDED IN VOLUME 12483, PAGE 71, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A #4 REBAR WITH YELLOW PLASTIC CAP FOUND AT THE WEST RIGHT-OF-WAY LINE OF FM 685 (WIDTH VARIES) ALSO BEING THE NORTHEAST CORNER OF SAID 64.8810 ACRE TRACT OF LAND OUT OF THE T.G. STUART SURVEY, ABSTRACT NO. 689 AND ALSO BEING THE SOUTHEAST CORNER OF STONE HILL TOWN CENTER RECORDED UNDER RECEIPTION NO. 200700201;  
THENCE S20°24'14"W ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID FM 685, A DISTANCE OF 265.64 FEET  
THENCE S27°36'58"W CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID FM 685, A DISTANCE OF 233.31 FEET;  
THENCE S27°23'02"E CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID FM 685, A DISTANCE OF 12.14 FEET;  
THENCE S27°35'21"W CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID FM 685, A DISTANCE OF 145.57 FEET;  
THENCE N62°20'18"W DEPARTING SAID WEST RIGHT-OF-WAY LINE OF SAID FM 685, A DISTANCE OF 396.07 FEET;  
THENCE N62°20'18"W, A DISTANCE OF 70.00 FEET;  
THENCE N27°39'14"E, A DISTANCE OF 393.45 FEET;  
THENCE N33°02'05"E, A DISTANCE OF 256.97 FEET;  
THENCE S62°20'46"E, A DISTANCE OF 70.31 FEET;  
THENCE S62°20'46"E, A DISTANCE OF 327.82 FEET TO THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 290,284 SF (6.664 ACRES) MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

**TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:**

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

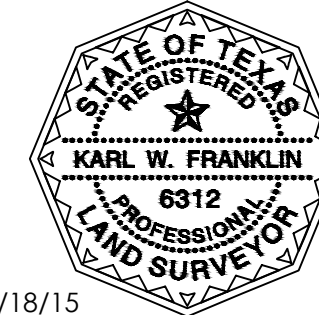
\_\_\_\_\_  
DEPUTY  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

**SURVEYOR'S CERTIFICATION:**

STATE OF TEXAS:  
KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS:  
THAT I, KARL W. FRANKLIN, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOW EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.



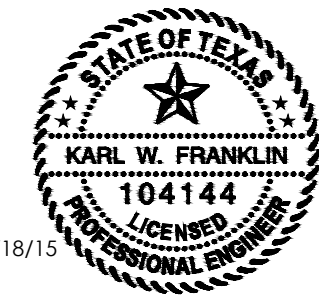
*Karl W. Franklin*

11/18/15

\_\_\_\_\_  
KARL W. FRANKLIN, REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS RPLS No. 6312

**ENGINEER'S FLOOD PLAIN CERTIFICATION:**

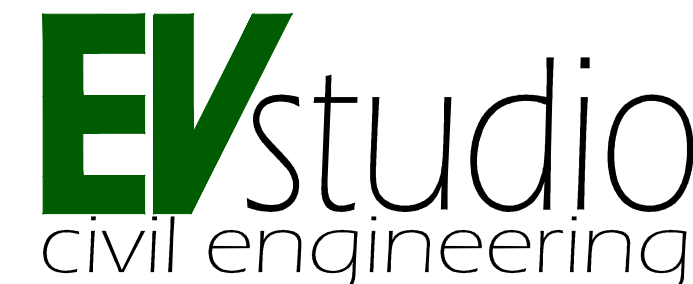
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS INDICATED ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0280J, DATE AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.



*Karl W. Franklin*

11/18/15

\_\_\_\_\_  
KARL W. FRANKLIN, REGISTERED PROFESSIONAL ENGINEER  
TEXAS PE NO. 104144



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SIGNATURE &  
NOTATION  
SHEET

**FP1.1**  
SHEET 2 OF 2